



# Grafton Affordable Housing Trust

Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

## Minutes of Meeting

March 4, 2015

A meeting of the Grafton Affordable Housing Trust was held on Wednesday, March 4, 2015 in the Finance Committee Meeting Room of the Grafton Memorial Municipal Center.

Present: Chairman Edward Prisby, Clerk Charles Pratt, Members Peter Adams, John Carlson, Dan Crossin. Also present: Assistant Town Planner Ann Morgan.

Chairman Prisby called the meeting to order at 7:07 p.m.

### 1. Action Item – Open Session Meeting Minutes

The Clerk will submit unformatted minutes to staff in advance of the next meeting.

### 2. New Business

Meeting Format – Staff informed the Trust that the Board of Selectmen had instituted a policy whereby meetings of Boards and Committees will now be televised on Grafton Community Television (GCTV) either as a live broadcast feed for recorded for re-broadcast.

“Grafton Hill Subdivision” – Off North Street and 52 Worcester Street - Staff reported that the developers have submitted a new plan for this subdivision. An affordable housing component has been expanded upon from the previous plan which now includes the donation of a 3.9 acre parcel to the Trust and designating 10% of the housing to be constructed as affordable (5 units). The 3.9 acre parcel could potentially accommodate 6 duplex units (12 housing units total) given the R-20 zoning on that parcel. The developer is looking for a letter of support from the Trust. It was noted that the Trust had supported the donation of the 3.9 acre parcel in the previous plan but that the additional units within the subdivision were a new component which could be addressed as well.

Motion to direct staff to draft a letter in support of the affordable housing component of the new “Grafton Hill” Subdivision plan to be signed by the Chairman stating that the land is to be deeded to the Trust and that five affordable unit will be built as part of the project made by Mr. Carlson, seconded by Mr. Adams. Motion passed unanimously.

### 3. Old Business

32 Nelson Street – The Trust reviewed the proposal submitted by the “CAN DO” organization on October 22, 2014 to assist the Trust in developing this property as an affordable unit. The property is owned by the Grafton Suburban Credit Union and has been determined to be worth approximately \$194,000. Several options were discussed with regards to rebuilding the existing structure or the potential for tearing it down and building a duplex unit. The Trust determined that more information about the property value was needed to make a decision on how to proceed and that an appraisal should be contracted. Mr. Crossin recused himself from further

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discussion and vote on this matter stating that he was an employee of the Grafton Suburban Credit Union.


Motion to direct staff to have the property appraised for a fee not to exceed \$500 and to coordinate with the Chairman as needed made by Mr. Carlson, seconded by Mr. Adams. Motion passed unanimously 4-0 (Carlson – AYE; Adams – AYE; Prisby – AYE; Pratt – AYE; Crossin – NOT VOTING)

Mr. Prisby noted that he would continue researching land prices to learn more about the comparable market rate for the area. The Trust expressed it's desire to have this item acted upon at the next meeting.

4. Executive Session – None.

**5. Adjournment**

Motion to adjourn the meeting made by Mr. Carlson, seconded by Mr. Pratt. Motion passed unanimously. The meeting was adjourned at 8:00 p.m.

  
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Charles Pratt, Clerk